

LEGEND

| | |
|-----|---|
| --- | EXISTING CONTOUR |
| --- | PROPOSED CONTOUR |
| --- | PROPERTY LINE |
| --- | EXISTING STRUCTURE |
| --- | PROPOSED STRUCTURE |
| --- | RIGHT OF WAY OR EASEMENT LINE |
| --- | CENTER LINE |
| --- | BUILDING SETBACK |
| --- | STORM SEWER AND SIZE |
| --- | EXISTING CHAIN LINK FENCE |
| --- | PROPOSED 6" CHAIN LINK FENCE |
| --- | PROPOSED 8" WOOD FENCE |
| --- | UNDERGROUND ELEC. CONDUIT AND SIZE |
| --- | UNDERGROUND ELECTRIC/PHONE |
| --- | SEWAGE SANITARY SEWER AND SIZE |
| --- | WATER LINE AND SIZE |
| --- | GAS LINE AND SIZE |
| --- | SILT FENCE |
| --- | EXISTING SPOT ELEVATION |
| --- | PROPOSED SPOT ELEVATION |
| --- | SWALE ARROWS |
| --- | PROPERTY CORNER |
| --- | UTILITY POLE |
| --- | FIRE HYDRANT |
| --- | TRAFFIC FLOW DIRECTIONAL ARROWS |
| --- | OUTDOOR LIGHTING. SEE ELECTRICAL LIGHTING PLANS |
| --- | ASPHALT PAVING |
| --- | CONCRETE PAVING |
| --- | OUTDOOR LUMBER STORAGE |
| --- | EXISTING DITCH |

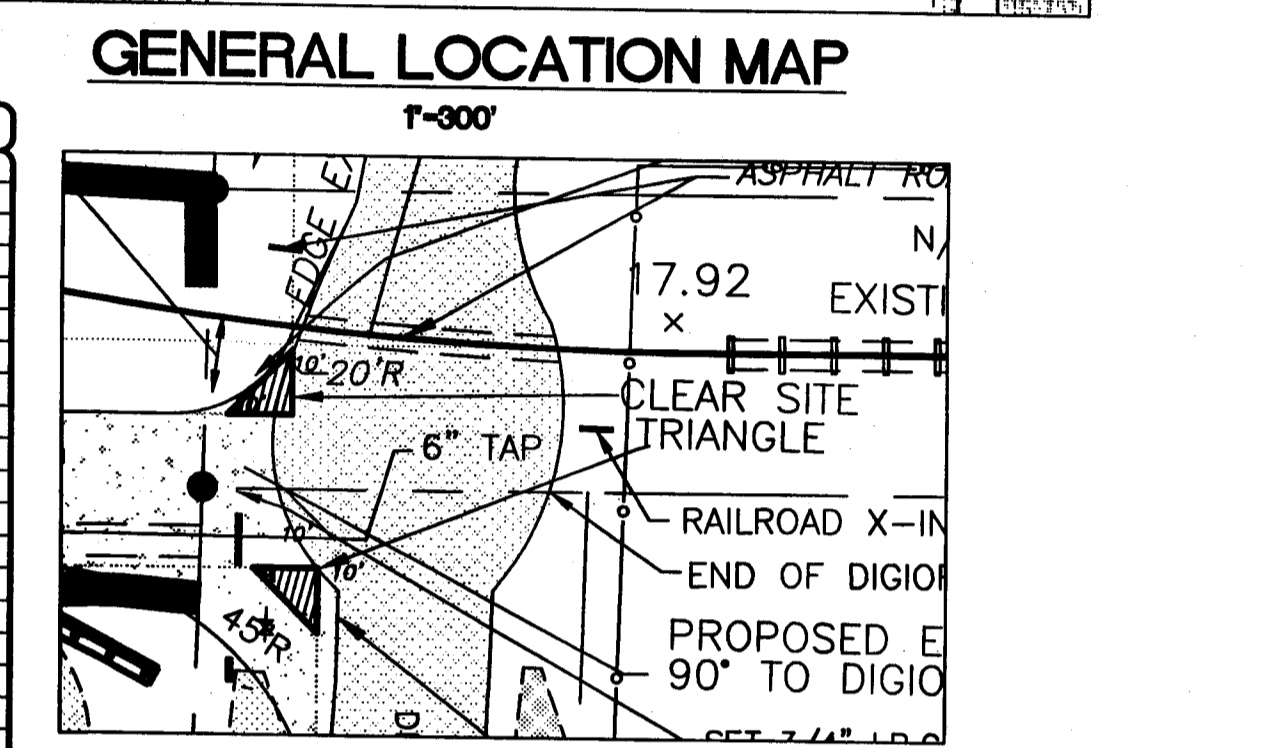


TABLE OF AREAS

| IMPERVIOUS AREA: | AREA (SF) | ACRES | % |
|-------------------------------|------------|----------|-------|
| ENCLOSED BLDG. AREA: | 62,000 SF | 1.423 AC | 10.3% |
| SHED AREA: | 24,000 SF | 0.551 AC | 4.0% |
| FUTURE SHED AREA: | 12,000 SF | 0.275 AC | 2.0% |
| ASPHALT AREA: | 259,728 AC | 5.983 AC | 43.1% |
| FUTURE ASPHALT AREA: | 18,385 AC | 0.376 AC | 2.7% |
| TOTAL IMPERVIOUS AREA: | 374,094 SF | 8.588 AC | 62.1% |
| PERVIOUS AREA: | AREA (SF) | ACRES | % |
| OPEN SPACE: | 20,445 SF | 0.469 AC | 3.3% |
| CANAL MAINTENANCE EASEMENT: | 12,487 SF | 0.287 AC | 2.1% |
| DRY DETENTION AREA: | 21,914 SF | 0.503 AC | 3.6% |
| SEPTIC DRAIN FIELD AREA: | 7,000 SF | 0.161 AC | 1.2% |
| WATER MANAGEMENT AREA (LAKE): | 58,288 SF | 1.338 AC | 9.7% |
| LANDSCAPE BUFFER AREA: | 87,584 SF | 2.011 AC | 14.5% |
| LAKE MAINTENANCE EASEMENT: | 28,974 SF | 0.663 AC | 3.5% |
| TOTAL PERVIOUS AREA: | 228,672 SF | 5.250 AC | 37.9% |
| TOTAL LOT AREA: | 13,84 AC | 13.84 AC | 100% |

LOT REQUIREMENTS

| LOT AREA | AREA (SF) | GROUND COVERAGE (%) |
|--------------------------------------|--------------|---------------------|
| BLDG. #1 | 12,000 | 2% |
| BLDG. #2 | 30,000 | 5% |
| BLDG. #3 | 20,000 | 3% |
| BLDG. #4 | 12,000 | 2% |
| BLDG. #5 | 12,000 | 2% |
| BLDG. #6 | 12,000 | 2% |
| IMPERVIOUS SURFACE (INCLUDING BLDG.) | 374,094 S.F. | 62% |

PARKING REQUIREMENTS
PARKING SPACE AREA: 9.5x19 S.F. MIN. - USE 9.5'x19' SPACE MIN.
HANDICAP SPACE AREA: 12x19 S.F. MIN. - USE 12'x19' SPACE MIN.
ENCLOSED BLDGS. ONLY
OFFICE AREA: 1SP/300 S.F. OF OFFICE SPACE, 4,320=15 SPACES
TOTAL PARKING PROVIDED= 123 SPACES
SALES AREA: 1SP/200 S.F. OF RETAIL SPACE, 3,120=16 SPACES
STORAGE AREA: 1SP/600 S.F. OF STORAGE SPACE, 54,560=91 SPACES
TOTAL PARKING REQUIRED= 122 SPACES
HANDICAP ACCESSIBLE SPACES PROVIDED= 5
HANDICAP SPACES REQUIRED= 1SP/25 REGULAR SPACES

PHYSICAL LIMITATIONS
1. TOPOGRAPHY- THERE ARE NO PHYSICAL TOPOGRAPHICAL LIMITATIONS
2. SOILS-PROPERTY CONSISTS OF WAVELAND & LAMWOOD SAND PER SOIL SURVEY MAP
3. FLOOD PLAIN-PROPERTY IS NOT LOCATED WITHIN 100-YR FLOOD PLAIN

NOTES
1. ALL EXISTING WATER COURSES ARE SHOWN HERON
2. THERE ARE NO EXISTING EASEMENTS, MEAN HIGH TIDE LINES, OR ORDINARY HIGH WATER LINES WITHIN THE PROPERTY
3. THERE ARE NO EXISTING TREES TO BE REMOVED - ANY TREES ALONG WESTERN BOUNDARY WILL REMAIN AS A BUFFER
4. SLOPE TO BE MAX 2% FROM ALL BUILDING EGRESS POINTS TO PARKING
NO CURBING IS PROPOSED (INTERIOR LOT EXCLUSIVE OF ROADWAY SIDEWALK)
5. PER CODE 11-4.1.3 EXCEPTION, MEZZANINES ARE CONSIDERED STORAGE SPACES THAT ARE NOT FOR PUBLIC ACCOMMODATIONS, SIGNS TO BE PLACED AT THE BOTTOM OF STAIRS STATING EMPLOYEES ONLY ACCESS

CERTIFICATION
I HEREBY CERTIFY THAT THE PROPOSED USE OF THE LAND AND BUILDINGS ARE IN CONFORMANCE WITH THE PROVISIONS OF CHAPTERS 17 & 22 OF THE CITY OF FORT PIERCE CODE AND THAT FINAL CERTIFICATIONS WILL BE PROVIDED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY

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BUILDING REVISIONS

| NO. | DATE | DESCRIPTION |
|-----|---------|--|
| 1 | 7-29-8 | CANAL WIDTH EASEMENT |
| 2 | 8-21-8 | CANAL WIDTH EASEMENT |
| 3 | 10-18-8 | PER COMMENTS |
| 4 | 11-3-8 | PER COMMENTS |
| 5 | 11-15-8 | PER COMMENTS |
| 6 | 11-18-8 | ADD SIDEWALK |
| 7 | 2-28-7 | PER COMMENTS |
| 8 | 11-18-7 | MOVED ITERRIAS |
| 9 | 11-2-87 | REVISED ADJACENT LAND-OWNER, REMOVE BUILDING |
| 10 | 2-4-8 | REMOVE WELL |
| 11 | 3-25-8 | REMOVE WELL |

NEW FACILITY SITE PLAN
DIGIORGIO ROAD
CITY OF FT. PIERCE
ST. LUCIE COUNTY, FL

PROJECT INFORMATION

| | |
|------------|----------|
| SCALE: | 1"=50' |
| JOB NO. | 13-FTP |
| STORE NO. | 13-FTP |
| SHEET NO. | C1 |
| DESIGN BY: | JC |
| DRAWN BY: | RCN |
| DATE: | 12/12/05 |